



62 CLACHNAHARRY COURT, INVERNESS IV3 8LT

HIGHLY DESIRABLE, RECENTLY REFURBISHED
IMMACULATE 2 BEDROOM RETIREMENT APARTMENT
FAVOURING RENOWNED SCENIC LOCATION.

- | | | |
|--------------------|----------------------------|----------------------------------|
| Entrance hall | Double Glazing | Lift Access |
| Lounge/Dining area | Secure Door Entry System | Residents Lounge |
| Kitchen | Emergency Pull Cord System | Guest room |
| 2 Double Bedrooms | Resident House Manager | Laundry room |
| Shower Room | | Communal garden and parking area |
| Electric Heating | | |

Offers over £125,000

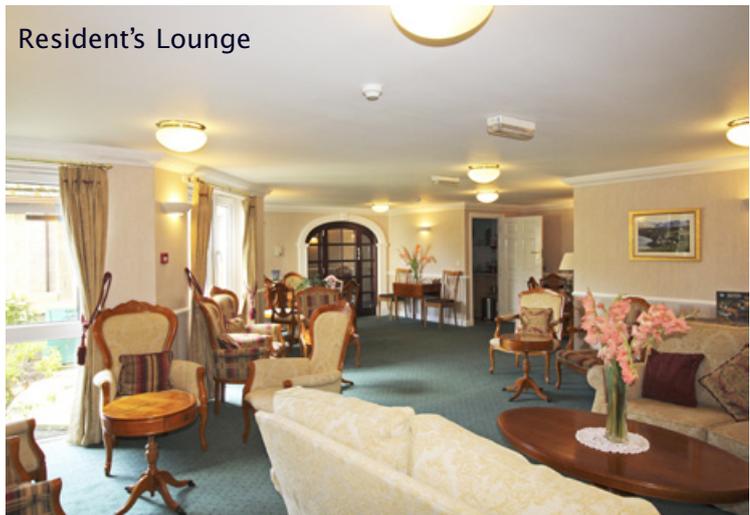
This highly desirable second floor apartment forms part of a McCarthy and Stone Retirement Complex. It offers an excellent opportunity for a purchaser (age 60 and the other 55) to acquire a home which will allow them to benefit from the services of the in-house manager and 24-hour emergency call system, thus enabling them to retain their independence. This impressive development has been designed with both security and comfort in mind. There are also lifts to all floors, as well as stairs to the upper floors. The communal facilities include; residents lounge, laundry room, bin room, ensuite guest room and car park. Beautifully kept gardens enhance the grounds. The apartment is set to the front of the building taking full advantage of the scenic location. Offering a choice of splendid walks along the Caledonian Canal westwards towards the Beaully Firth and to the east towards the renowned Loch Ness, with its interesting array of moored craft and canal life.

Location

Situated in the pleasant residential Muirtown area approximately 2 miles distant from the city centre. There is a petrol station with shop on Clachnaharry Road and a wider range



Resident's Lounge





of supermarkets and stores can be found in nearby Telford Street which include a Co-op, Lidl, B & M store, Curry's, Oak Furniture Land and Crown Vets. A regular bus service runs to and from the city centre and there is a bus stop conveniently across the road from the complex. Further amenities nearby include Eden Court Theatre, Inverness Aquadome and Sports Centre, Bught Park and the Floral Hall.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.

The Apartment

This bright, appealing apartment is tastefully presented in immaculate order. The pleasing interior provides spacious accommodation enhanced with quality finish and offers a purchaser a ready to move into home in SHOW HOUSE CONDITIONS.

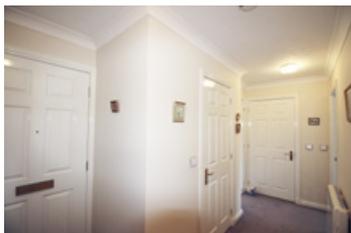
ACCOMMODATION

No. 62 is located on the second floor to the right of the building. Door with letterbox.

Entrance hall:

4.10m x 2.16m
arrowing to 1.19m

Doors lead off to the lounge, bedrooms, shower room and walk-in cupboard with light housing electric meter, fuse box and new Hycos Boiler. Security entry system, cloaks cupboard with hanging space and shelves; light. Smoke alarm. Radiator.



Lounge/Dining room: 8.07m x 3.23m
Front aspect. Impressive, tastefully presented, exceptionally spacious room, featuring dining area providing ample space for dining. Classic mantelpiece with carved detail, inset coal effect living flame electric fire, and half-moon marble hearth further enhance the room. Electric panel heater, ceiling lights and glazed double doors connecting to kitchen.

Kitchen: 2.31m x 2.02m
Front aspect. Delightful kitchen designed for ease of management, incorporating quality range of base and wall units with co-ordinate work surface and tiled surround. Inset stainless steel sink bowl with twin taps. Integrated John Lewis washer/dryer, dishwasher and fridge. Stainless steel extractor chimney. Triple spotlights. Vinyl flooring.



Bedroom 1: 4.79m x 2.83m
Front aspect. Fitted double wardrobe with mirrored folding doors. Radiator

Bedroom 2: 4.75m x 2.80m
Front aspect. Spacious double bedroom. Radiator.

Shower room: 2.04m x 1.68m

Quality 2-piece suite with fitted WC and wash hand basin with vanity unit below. Large walk-in shower cubicle with 'Mira Sport' shower with wet wall surround. Automatic extractor fan. Tiling to ceiling height. Heated towel rail. Mirror with light above. Bathroom safety light. Vinyl flooring.

**Communal Garden Grounds**

The development is surrounded by beautiful well-maintained garden grounds with pleasant seating areas. There are lovely areas of flower beds, shrubs, hedging and mature trees.

**Factoring charge**

There is a Factoring charge of approximately £1,181 every 6 months. This covers the cost of building maintenance and upkeep of the grounds.

Council Tax

The current council tax banding is band D. Please be aware that this may be subject to change upon sale.

Extras

All listed items are new. All fitted floor coverings, light fittings, blinds, hob, oven and extractor hood. Integrated washer/dryer, dish washer and fridge are included in the purchase price.

Services

Mains electricity and water. Drainage is to the public sewer.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate

Band C

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the city centre, take the old A9 leading towards Beauly. After crossing the Telford Bridge and canal at Muirtown, head straight ahead at the traffic lights into Clachnaharry Road, Clachnaharry Court is the first turn off to the left.



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